

**Placer County Tahoe Basin Area Plan and
Tahoe City Lodge Project
EIR/EIS Scoping Meeting
TRPA Advisory Planning Commission
June 10, 2015, TRPA Board Room, Stateline, NV**

#	Commenter	Summary of Comments	Comment Applies to:	
			Area Plan	Lodge Project
1	Zach Hymanson, APC Member	<p>How is snow storage dealt with in NOP?</p> <p><u>Response from Arlo:</u> There isn't a specific TRPA approval requirement for Area Plans, but Placer has detailed standards that are included in the documents. Placer can approve exceptions to snow storage standards where necessary to meet other objectives.</p> <p><u>Response from John Marshall (and Zach agreed):</u> make sure EIR/EIS looks at effects of snow storage on Water Quality.</p>	X	
2	Paul Thompson, APC Member	Clarified that Kings Beach redevelopment site is not being analyzed as a project in the EIR/EIS.	X	
3	Bob Larsen, APC Member	<p>Wanted to confirm this is a dual purpose document: program-level review of the plan and project-level review of the Lodge project. What is the rationale?</p> <p><u>Response from Arlo:</u> mainly time and resources, both plan and project can happen quicker if reviewed together. It will also help the review of the Area Plan by providing a concrete example of plan standards.</p> <p>EIR/EIS should make clear that the project provides an example of plan implementation. Make the nexus clear.</p>	X	X
4	Shawna Brekke-Read, APC Member	<p>Will the ultimate APC action approve both the plan and project?</p> <p><u>Response from John Marshall:</u> APC will be certifying document for both and recommending approval of Area Plan. But, APC does not have approval authority for the project.</p> <p>Would the EIS/EIR analyze the effects of creating the pilot program as well as project?</p> <p><u>Response from John Marshall:</u> There is no pilot program only the project. There are Area Plan policies (e.g., commodity conversion) that allow the project and those would be analyzed.</p>	X	X

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5	Hope Sullivan, APC Member	<p>Given interest in commodities can Samir speak to how he plans to acquire commodities for the project?</p> <p><u>Response from Samir Tuma:</u> There is an abundance of CFA on site, which will be used. Some of this would be converted to TAUs under policies in Area Plan. Placer County is acquiring TAUs for projects that meet specific criteria, and he has been talking with county about using those to fill out the balance of need.</p>		X
6	Brandy McMahon	Goal of Regional Plan is to redevelop Town Centers. TRPA included Tahoe City Lodge project in the EIR/EIS because it would achieve these goals, and the Area Plan is needed to prior to the project.	X	X
7	Bob Larsen, APC Member	<p>Area Plan is proposing commodity conversion. Can the Environmental Analysis be used to cover the regional commodity conversion program?</p> <p><u>Response from John Marshall:</u> The EIR/EIS can inform the environmental review of regional conversion programs. But it depends on the specifics of the regional proposals. Additional review in some form would likely be required for a regional program because the EIR/EIS would analyze a limited localized proposal.</p>	X	
8	Ellie Waller	<p>The 313 pages of implementing regulations need to be looked at closely.</p> <p>Impacts of mixed use outside Town Centers needs to be analyzed.</p> <p>Other studies (she provided handout) need to be analyzed in the EIR/EIS.</p> <p>Need to make sure Area Plan and TRPA Codes are consistent.</p> <p>Why are we not doing four Area Plans? It is a huge and complicated area and you can't analyze the impacts of a specific sub-area when they are lumped together</p>	X	
9	Ellie Waller	Requested Code amendment to define what a pilot project is and how can it come forward in an NOP. Placer Board of Supervisors and Planning Commission haven't discussed the pilot project and they need to look at before TRPA. 8 of 18 pages in the NOP are dedicated to projects, but NOP covers a huge area.		X

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		<p>Need to look at impacts occurring on one site (Tahoe City) and benefits from transfers occurring elsewhere (South shore).</p> <p>Placer should not pay for costs for environmental review of one project.</p> <p>Tahoe City Lodge workshops are not listed in the NOP.</p>		
10	Jennifer Quashnick, Friends of West Shore	<p>There are 800+ pages to review and only 4 days to look at before the APC scoping hearing. Need more time to have an informative scoping hearing.</p> <p>When her niece and nephew visit it is for a rural (non-urban) experience. Need to consider alternatives: don't just look at biggest buildings, greatest height, and biggest crowd.</p> <p>Concerned pilot project precludes some options or alternatives from being considered. Consider using bed base at Squaw with public transit to bring people to Tahoe City.</p> <p>Any increase in visitors/accommodations will bring more traffic on 2 lane roads on west shore.</p> <p>Squaw workers travel through Tahoe City, need to look at cumulative impacts of workers travelling through.</p>	X	X
11	Gary Bowen	<p>All buildings have impacts. He's familiar with the LEED projects in the basin and has worked with green building council. Prime example of green building is the TERC building at Sierra NV College. He mentioned the book: "worlds greenest buildings: promise vs performance". TERC is rated 4 of 60 in green building. Look at TERC as an example for greenbuilding, it uses about 10% of average energy use and it has a lab that uses energy and water.</p>		X
12	Steve Teshara, APC Member	<p>Thanked everyone and reminded everyone that this is the beginning of the process for comments.</p>	X	X